



LEGEND

- | | |
|----------|-------------------------|
| M.H. | MANHOLE |
| EL. | ELEVATION |
| C.B. | CATCH BASIN |
| ASPH. | ASPHALT |
| O.H. | OVERHEAD |
| ELEC. | ELECTRIC |
| P.P. | POWER POLE |
| G.V. | GATE VALVE |
| CONC. | CONCRETE |
| B.C.R. | BROWARD COUNTY RECORDS |
| T.O.B. | TOP OF BANK |
| E.O.W. | EDGE OF WATER |
| R/W | RIGHT-OF-WAY |
| O.R.B. | OFFICIAL RECORD BOOK |
| PG. | PAGE |
| W/ | WITH |
| F.H. | FIRE HYDRANT |
| R | RADIUS |
| Δ | CENTRAL ANGLE |
| L | ARC LENGTH |
| I.R. | IRON ROD |
| K/S | KEITH AND SCHNARS |
| RAD.BRG. | RADIAL BEARING |
| FND. | FOUND |
| INV. | INVERT |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| P.B. | PLAT BOOK |
| SEC. | SECTION |
| TWP. | TOWNSHIP |
| RGE. | RANGE |
| COR. | CORNER |
| P.C.P. | PERMANENT CONTROL POINT |
| ☆ | LIVE OAK |
| ▽ | HONG KONG ORCHID |
| ○ | SILVER BUTTWOOD |
| ○ | BANYAN |
| ○ | CABBAGE PALM |
| ○ | EAR LEAF ACACIA |

LAND DESCRIPTION

TRACT G "POMPANO INDUSTRIAL PARK, THIRD ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK III, AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 10.325 ACRES, MORE OR LESS.

SURVEY NOTES (continued)

- INGRESS AND EGRESS TO THIS SITE IS PROVIDED BY N.W. 27th AVENUE, THE SAME BEING A DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF POMPANO BEACH.
- PURSUANT TO THE CITY OF POMPANO BEACH ZONING CODE, SECTION 155.205, THE SETBACKS FOR THIS SITE ARE AS FOLLOWS: FRONT SETBACK 25 FEET, SIDE SETBACKS 10 FEET, REAR SETBACK 30 FEET.

SURVEY NOTES:

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- LANDS SHOWN HEREON WERE SURVEYED BASED UPON CHICAGO TITLE INSURANCE PROFORMA COMMITMENT No. 10 2024 10 00070, EFFECTIVE DATE JULY 16, 1993 AT 6:00 AM.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND SAID ELEVATIONS ARE BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK #123, ELEVATION 15.05.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF "POMPANO INDUSTRIAL PARK THIRD ADDITION" (P.B. III, PG. 33) WITH A BEARING OF S89°47'14"W ALONG THE SOUTH LINE OF TRACT G OF SAID PLAT.
- THE "LAND DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
- UNDERGROUND FOUNDATIONS NOT LOCATED.
- UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 125093 0120 F, EFFECTIVE DATE 8/18/92, THIS PROPERTY LIES IN ZONE AH, BASE FLOOD ELEVATION 14 FEET.
- LANDSCAPING NOT SHOWN

CERTIFICATE:
WE HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER OUR DIRECTION ON AUGUST 25, 1993. WE FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

CERTIFIED TO:
CHICAGO TITLE INSURANCE COMPANY;
MOMBACH, BOYLE & HARDIN, P.A.;
BANK ATLANTIC, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTERESTS MAY APPEAR.
R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS

BY: *[Signature]*
DON P. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 1323

DATE REVISIONS

8/25/93 UP-DATE SURVEY

10/11/93 UPDATE SURVEY, ADD NEW ELEVATIONS & TREES

DATE 12/17/91

SCALE AS SHOWN

FIELD BK. D243

DWNG. BY M.S.

CHECKED BY J.W.

BOUNDARY SURVEY

TRACT G,
"POMPANO INDUSTRIAL PARK, THIRD ADDITION",
P.B. III, PG. 33, B.C.R.
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET NO. 1

OF 1 SHEETS

PROJECT NO.

13995C-1